

1390 MADISON STREET - A HISTORIC PROPERTY

RESIDENTIAL ADDITION & REHABILITATION

1390 MADISON STREET, SANTA CLARA - CA 95050



JOHN N SCOURKES AIA
ARCHITECT LEED AP BD+C
39590
831.208.3539 CELL
831.757.1201 FAX
JOHN@SCOURKESARCHITECTURE.COM



IANNUCCI RESIDENCE

A HISTORIC PROPERTY:
ADDITION/REMODEL/REHABILITATION
1390 MADISON STREET,
SANTA CLARA - CA 95050
APN: 289-03-063

OWNER:
ROBBIE & LANIE IANNUCCI
1390 Madison Street, Santa Clara - CA 95050
(408) 966-2775
lanieiannucci@gmail.com

DATE: MAY 13, 2028

REVISIONS:

SHEET TITLE:

COVER SHEET

DRAWN

SHEET: AP-O/RS

OF



CONDITIONS OF APPROVAL	VICINITY MAP	PROJECT DATA	CONSULTANTS	SHEET INDEX																																													
		OWNER: ROBBIE & LANIE IANNUCCI 1390 Madison Street, Santa Clara - CA 95050 (408) 966-2775 lanieiannucci@gmail.com PROJECT DESCRIPTION: THE PROJECT WILL CONSIST OF THE REMODEL OF THE EXISTING HISTORIC SINGLE FAMILY RESIDENCE. THE REMOVAL AND REPLACEMENT OF A 1972 REAR ADDITION THAT WAS CONSTRUCTED POORLY. A NEW GRADE LEVEL SINGLE STORY ADDITION TO THE REAR WITH A ROOF DECK ABOVE THAT IS ACCESSIBLE OFF THE KITCHEN. EXISTING BELOW GRADE LOWER LEVEL FLOOR SLAB WILL BE EXCAVATED WHERE REQUIRED TO HAVE ONE LEVEL FLOOR SLAB FOR A CONSISTENT HEIGHT. NEW ELECTRICAL, PLUMBING, HVAC, FIRE SPRINKLERED PLANNING DEPARTMENT NOTES: ZONING: R1-6/HT APN: 289-03-063 YEAR BUILT: 1890 w/1972 Rear Addition LOT AREA: 9,532 Sq. Ft. CONSTRUCTION TYPE: TYPE V-B, Fire Sprinklered MAXIMUM SITE COVERAGE: 40% = 3,813 Sq.Ft.	ARCHITECT: John N Scourkes AIA/Architect LEED AP BD+C PO Box 52090, Pacific Grove - CA 93950 (831) 208-3539 (831) 757-1201 FAX john@scourkesarchitecture.com SURVEYOR: Carroll Engineering & Surveying 1101 S. Winchester Blvd, San Jose - CA 95128 (408) 251-9800 robert@carroll-engineering.com HISTORIAN: Margaret E. Clovis, M.A. 14024 Reservation Road, Salinas - CA 93908 (831) 210-8574 medovis@outlook.com GEOTECHNICAL SERVICES: ROMIG Engineers 1350 El Camino Real, 2nd Floor, San Carlos - CA 94070 (850) 591-5224 ext 230 lucass@romigengineers.com STRUCTURAL ENGINEERS: T & S Structural 884 Clarion Court, San Luis Obispo - CA 93401 (805) 547-2000 nathan@tsstructural.com TITLE 24/ENERGY COMPLIANCE: Monterey Energy Group 25455 Carmel Rancho Blvd #8 Carmel, CA 93923 (831) 372-8328 dave@meagf.com	ARCHITECTURAL: A P-01S COVER SHEET/GENERAL INFORMATION ES EXISTING SURVEY AP - 1.1.RS EXISTING SITE PLAN AP - 1.2.RS PROPOSED SITE PLAN AP - 2.RS EXISTING/PROPOSED FLOOR PLANS AP - 3.RS EXISTING/PROPOSED EXTERIOR ELEVATIONS PROPOSED BUILDING SECTIONS, ROOF PLAN & A P- 4.RS PARTIAL FRONT EXTERIOR ELEVATION-FENCE WINDOW SCHEDULE, SIDING STUDY & WINDOW SECTIONS AP - 5.RS																																													
	PARCEL MAP/ZONING	EXISTING HOUSE: <table><tr><td></td><td>Historic:</td><td>1972 Addition:</td><td>TOTAL:</td></tr><tr><td>Ground Level/Existing:</td><td>1,012</td><td>385</td><td>1,397</td></tr><tr><td>Main Level/Existing:</td><td>909</td><td>410</td><td>1,339</td></tr><tr><td>Subtotal:</td><td>1,927 +/-</td><td>795 +/-</td><td>2,722 +/-</td></tr></table> PROPOSED ADDITION: <table><tr><td></td><td>Historic:</td><td>1972 Addition:</td><td>New Addition:</td><td>TOTAL:</td></tr><tr><td>Ground Level/Proposed:</td><td>1,012</td><td>385</td><td>230</td><td>1,627</td></tr><tr><td>Main Level/Proposed:</td><td>909</td><td>410</td><td>0</td><td>1,339</td></tr><tr><td>Subtotal:</td><td>1,927 +/-</td><td>795 +/-</td><td>230</td><td>2,962 +/-</td></tr></table> SITE COVERAGE: <table><tr><td>Main House Footprint:</td><td>1,027</td><td>Sq.Ft.</td></tr><tr><td>Garage/Pool Footprint:</td><td>885</td><td>Sq.Ft.</td></tr><tr><td>Subtotal:</td><td>2,212 +/-</td><td>Sq.Ft. = 23.2 %</td></tr></table>		Historic:	1972 Addition:	TOTAL:	Ground Level/Existing:	1,012	385	1,397	Main Level/Existing:	909	410	1,339	Subtotal:	1,927 +/-	795 +/-	2,722 +/-		Historic:	1972 Addition:	New Addition:	TOTAL:	Ground Level/Proposed:	1,012	385	230	1,627	Main Level/Proposed:	909	410	0	1,339	Subtotal:	1,927 +/-	795 +/-	230	2,962 +/-	Main House Footprint:	1,027	Sq.Ft.	Garage/Pool Footprint:	885	Sq.Ft.	Subtotal:	2,212 +/-	Sq.Ft. = 23.2 %		
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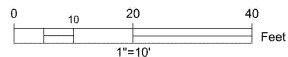
AC	ASPHALT
BC	BUILDING CORNER
BRCK	BRICK
CB	CATCH BASIN
CONC	CONCRETE
EC	EDGE OF CONCRETE
E PNL	ELECTRICAL PANEL
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GND	GROUND ELEVATION
GUY	GUY WIRE
HR	HAND RAIL
ICV	IRRIGATION CONTROL VALVE
JP	JOINT POLE
LP	LIP OF GUTTER
SPK	SPRINKLER
TD	TOP OF CURB
TM	TRUNCATED GROUND
WM	WATER METER
	BENCHMARK

THE BEARING, N66°00'00"E, OF THE CENTERLINE OF LEWIS STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN BOOK 898 OF MAPS PAGE 26, SANTA CLARA COUNTY WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

AN ELEVATION OF 74.31', OF AN X SCRIBED ON TOP OF THE CURB ALONG LEWIS STREET WAS USED AS THE BENCHMARK FOR THIS SURVEY.

THE BOUNDARY SHOWN HEREON IS BASED ON RECORD MAPS AND SURVEYED LOCATIONS OF FOUND MONUMENTS. ADDITIONAL BOUNDARY EVIDENCE MAY EXIST THAT MIGHT RESULT IN MINOR VARIATIONS IN BOUNDARY LINES AND WOULD ONLY BE REVEALED BY A RESOLVED BOUNDARY SURVEY.

BOUNDARY	
BUILDING LINE	
CENTERLINE	
MONUMENT LINE	
WOOD FENCE	



APN: 269-03-038

LEWIS STREET

$$\frac{\text{N66}^{\circ}00'00''\text{E}}{375.40'}$$

LANDS OF IANNUCCI
APN: 269-03-063
9.532± SQ FT

APN: 269-03-040

MADISON SIREE!

BOUNDARY &
TOPOGRAPHIC SURVEY
1390 Madison Street
San Jose California



DATE: 12/09/2024
SCALE: 1"=10'
DRAWN BY: IL
DESIGNED BY:
CHECKED BY: PCW

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ARROLL
ENGINEERING
engineers and surveyors

101 S. WINCHESTER BLVD.
SUITE 14 - 184
SAN JOSE, CA 95128
TEL: 408-261-2000
FAX: 408-261-2095
E-MAIL: Robert@arroll-engineering.com

1

JOB NO. 3169

California

San Jose

3:169 - 1390 Madison St_DWG\3169topo.dwg 12-09-24 09:46:43 AM Kevin

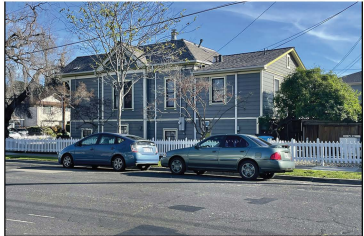
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EXISTING PHOTO #P1



EXISTING PHOTO #P2



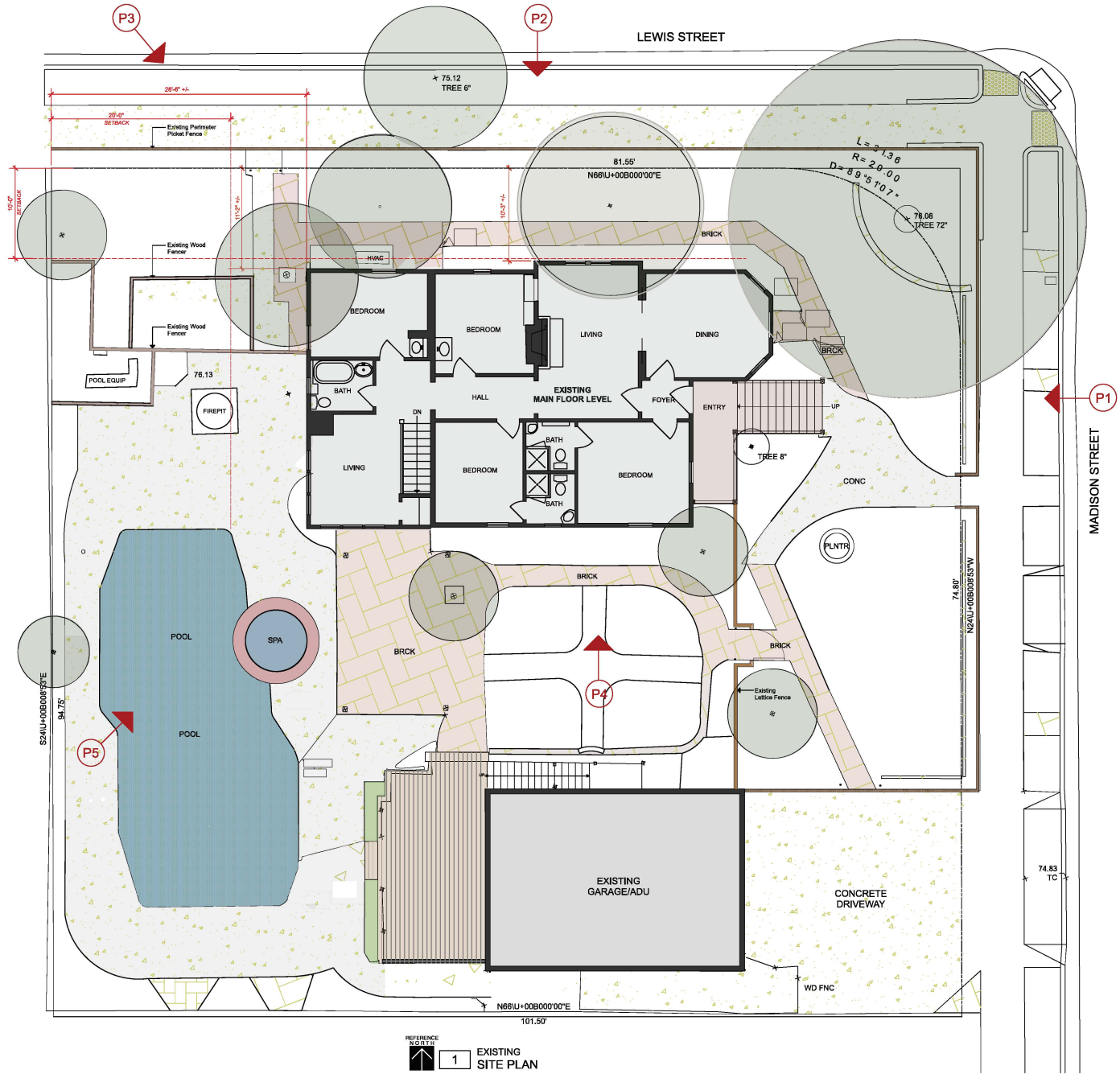
EXISTING PHOTO #P3



EXISTING PHOTO #P4



EXISTING PHOTO #P5



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lanieiannucci@gmail.com

DATE: MAY 13, 2026
REVISIONS:

SHEET TITLE:

EXISTING
SITE PLAN & SITE PHOTOS

DRAWN

SHEET: AP-1.1/RS

OF



EXISTING PHOTO #P1



EXISTING PHOTO #P2



EXISTING PHOTO #P3



EXISTING PHOTO #P4



EXISTING PHOTO #P5



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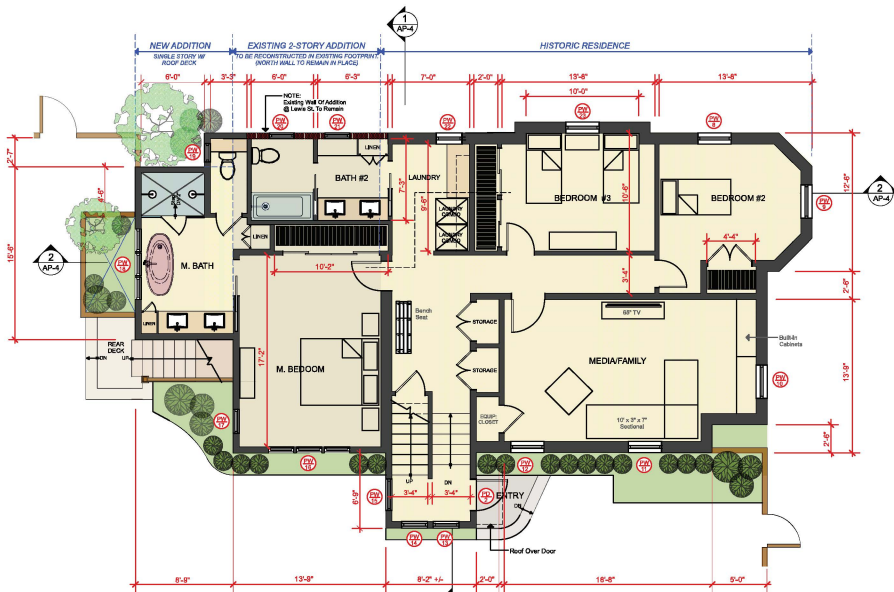
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DATE: MAY 13, 2026
REVISIONS:

SHEET TITLE:

PROPOSED
SITE PLAN & SITE PHOTOS

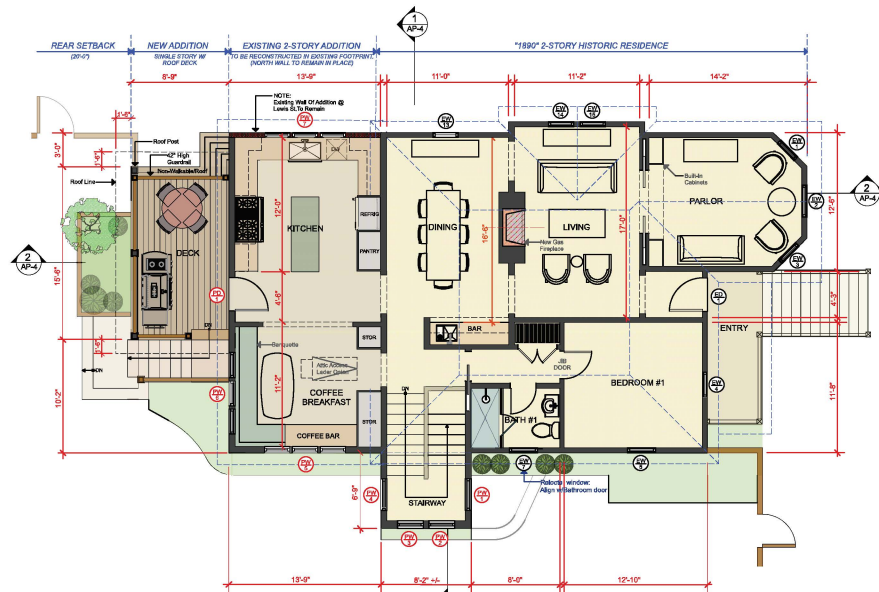
DRAWN
SHEET: AP-1.2/RS
OF



4 PROPOSED GROUND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTE: ALL DIMENSIONS ARE (+/-) AND WILL BE FIELD VERIFIED AT THE TIME OF DESIGN DEVELOPMENT

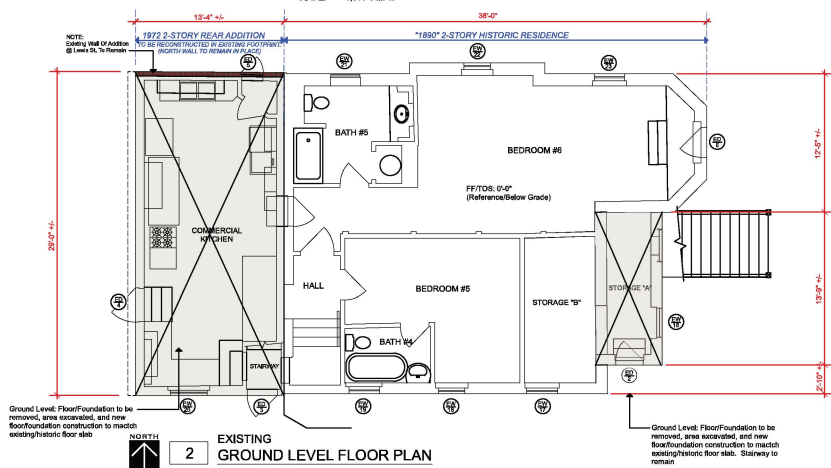
FLOOR AREA	
HISTORIC RESIDENCE:	952 SQ.FT.
1972 REPLACEMENT:	400 SQ.FT.
STAIR ADDITION:	56 SQ.FT.
REAR ADDITION:	136 SQ.FT.
(Below Rear Deck)	
ENCLOSED STAIR:	32 SQ.FT.
TOTAL:	1,568 SQ.FT.



3 PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

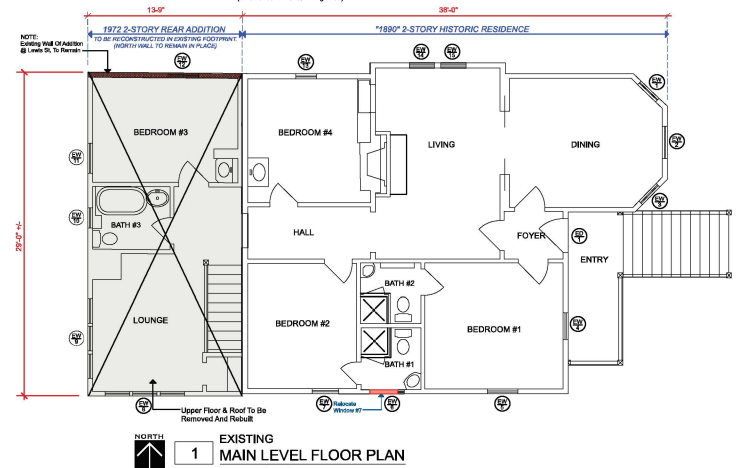
NOTE: ALL DIMENSIONS ARE (+/-) AND WILL BE FIELD VERIFIED AT THE TIME OF DESIGN DEVELOPMENT

FLOOR AREA	
HISTORIC RESIDENCE:	952 SQ.FT.
1972 REPLACEMENT:	410 SQ.FT.
STAIR ADDITION:	56 SQ.FT.
TOTAL:	1,418 SQ.FT.
ENTRY DECK:	68 SQ.FT.
REAR DECK:	136 SQ.FT.
(Over Ground Level Living Area)	



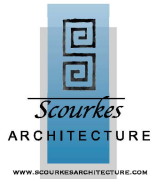
2 EXISTING GROUND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR AREA	
HISTORIC RESIDENCE:	1,012 SQ.FT.
1972 ADDITION:	385 SQ.FT.
TOTAL:	1,397 SQ.FT.



1 EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR AREA	
HISTORIC RESIDENCE:	952 SQ.FT.
1972 ADDITION:	410 SQ.FT.
TOTAL:	1,332 SQ.FT.
ENTRY DECK:	68 SQ.FT.



JOHN N SCOURKES AIA
ARCHITECT LEED AP BD+C
PO BOX 5090, PACIFIC GROVE, CA 93950
831.206.3553 CELL 831.787.1501 FAX

JOHN@SCORRESARCHITECTURE.COM



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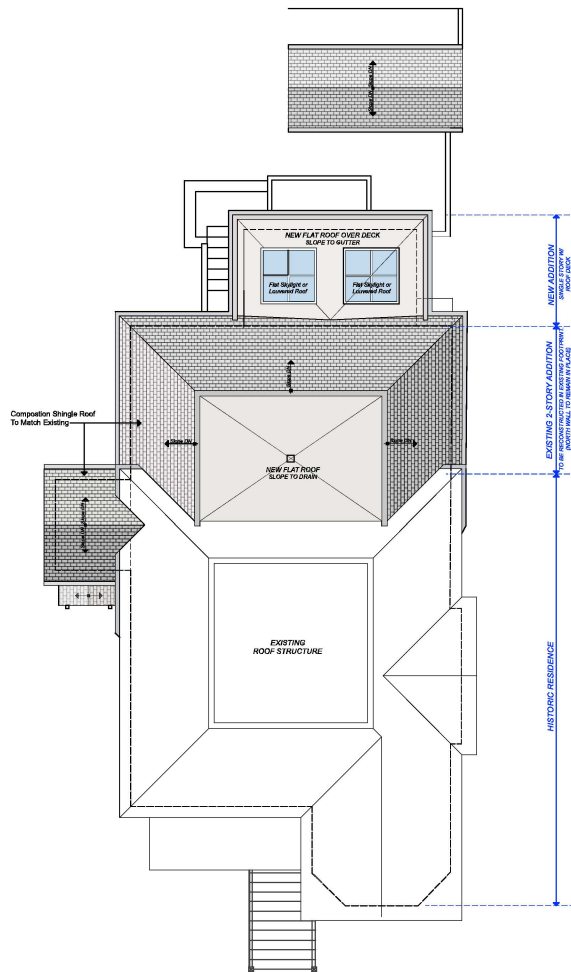
EXISTING & PROPOSED FLOOR PLANS

DRAWN

SHEET: AP-2/RS

OF

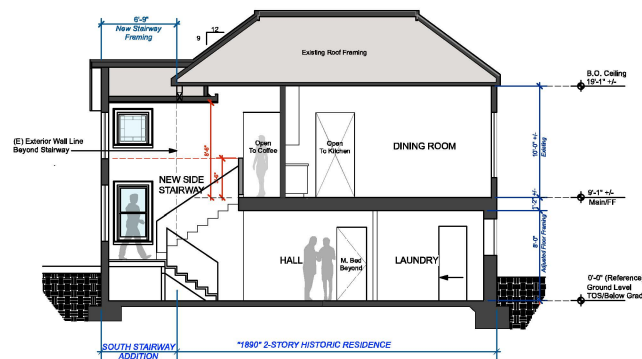




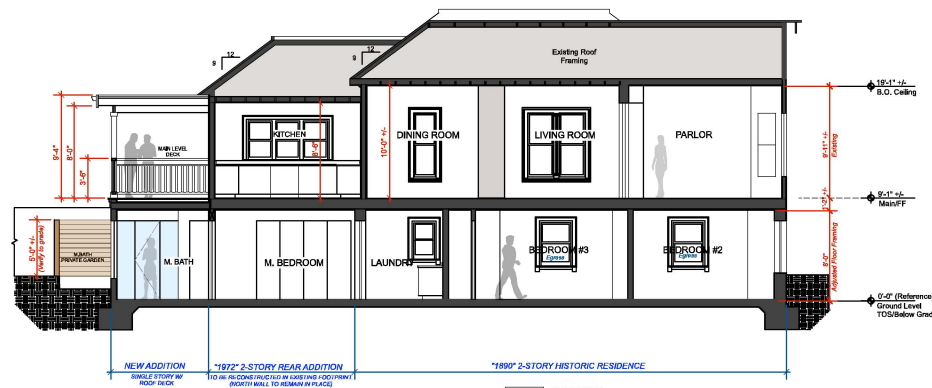
3 PROPOSED ROOF PLAN
3/16" - 1'-0"



A PROPOSED: FRONT ENTRY SHOWING SOUTH FENCE REPLACEMENT
WEST EXTERIOR ELEVATION - MADISON STREET
SCALE: 3/16" = 1'-0"



1 PROPOSED BUILDING SECTION
3/16" - 1'-0"



2 PROPOSED BUILDING SECTION (Submittal 1A)
3/16" - 1'-0"



JOHN N SCOURKES AIA
ARCHITECT LEED AP BD+C
PO BOX 50500, PACIFIC GROVE, CA 93950
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831.787.1501 FAX

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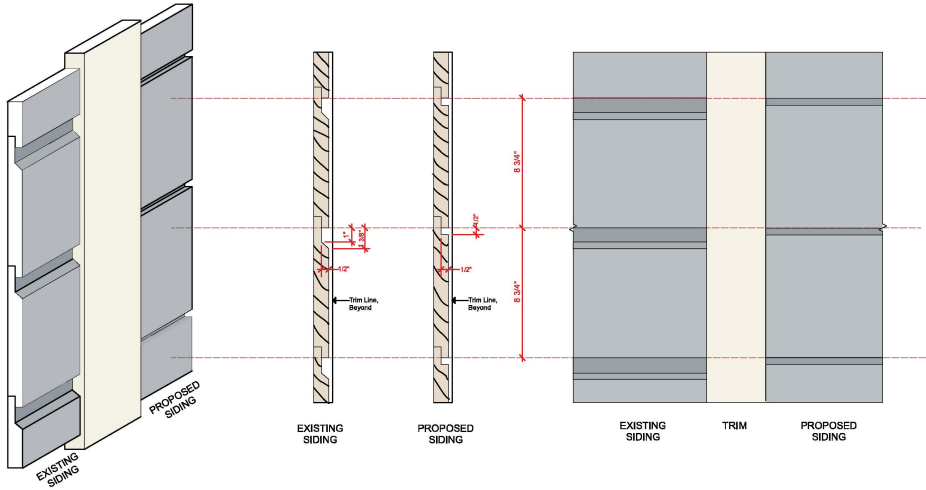
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lanieiannucci@gmail.com

DATE: MAY 19, 2028

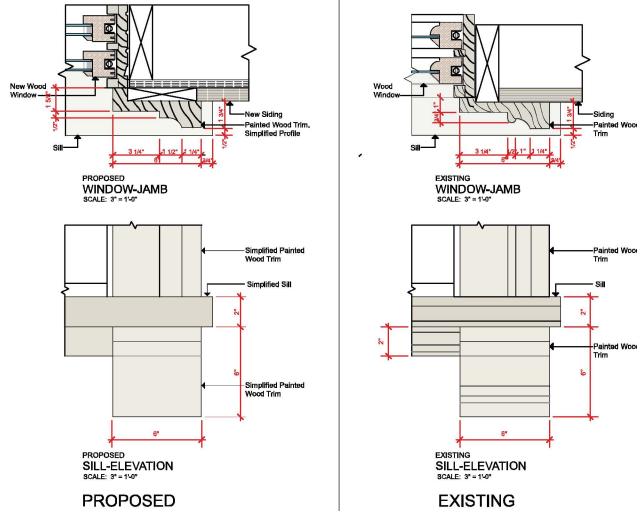
REVISONS:

SHEET TITLE:
BUILDING SECTIONS
EAST FENCE ELEVATION
ROOF PLAN

DRAWN
SHEET: AP-4/RS
OF



SIDING DETAIL GRAPHIC



WINDOW DETAILING

Existing Window Schedule						
Window No.	Location	Width	Height	Operable	Frame Material	Notes
MAIN LEVEL						
1	PORCH	2'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
2	1	3'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
3	2	2'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
4	BEDROOM #1	2'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
5	2	2'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
6	BATHROOM #1	1'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
7	BEDROOM #2	2'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
8	LOUNGE	7'-0"	4'-0"	Double Hung/3-Bays	Wood/Painted	Existing To Remain
9	2	7'-0"	4'-0"	Double Hung/3-Bays	Wood/Painted	Existing To Remain
10	BATHROOM #3	1'-0"	10'-0"	Sliding	Aluminum	Existing To Remain
11	BEDROOM #3	2'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain
12	2	2'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain
13	BEDROOM #4	2'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
14	LIVING ROOM	2'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
15	LIVING ROOM	2'-0"	8'-0"	Double Hung	Wood/Painted	Existing To Remain
BASEMENT LEVEL						
16	STORAGE 'A'	2'-0"	3'-0"	Double Casement	Wood/Painted	Existing To Remain
17	STORAGE 'B'	2'-0"	2'-0"	Double Hung	Wood/Painted	Existing To Remain
18	BEDROOM #5	2'-0"	3'-0"	Double Hung	Wood/Painted	Existing To Remain
19	BATHROOM #4	2'-0"	2'-0"	Double Hung	Wood/Painted	Existing To Remain
20	COMMERCIAL KITCHEN	3'-0"	2'-0"	Double Hung	Wood/Painted	Existing To Remain
21	BATHROOM #5	2'-0"	2'-0"	Double Hung	Wood/Painted	Existing To Remain
22	BEDROOM #6	2'-0"	3'-0"	Double Hung	Wood/Painted	Existing To Remain
23	2	2'-0"	2'-0"	Double Hung	Wood/Painted	Existing To Remain

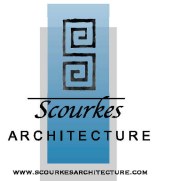
Proposed Window Schedule: Noted w/Red Symbols On Floor Plans						
Window No.	Location	Width	Height	Operable	Frame Material	Notes
MAIN LEVEL						
1	STAIRWAY	2'-0"	2'-0"	Fixed	Wood/Painted	Existing To Remain
2	2	2'-0"	4'-0"	Fixed	Wood/Painted	Existing To Remain
3	2	2'-0"	4'-0"	Fixed	Wood/Painted	Existing To Remain
4	2	2'-0"	2'-0"	Fixed	Wood/Painted	Existing To Remain
5	COFFEE/BREAKFAST	7'-0"	3'-0"	Double Hung (3-Bays)	Wood/Painted	Existing To Remain
6	2	7'-0"	3'-0"	Double Hung (3-Bays)	Wood/Painted	Existing To Remain
7	KITCHEN	7'-0"	3'-0"	Double Hung (3-Bays)	Wood/Painted	Existing To Remain
BASEMENT LEVEL						
8	BEDROOM #2	3'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain
9	2	3'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain
10	MEDIA ROOM	2'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain
11	2	3'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain
12	2	3'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain
13	STAIRWAY	2'-0"	5'-0"	Double Hung	Wood/Painted	Existing To Remain
14	2	2'-0"	5'-0"	Double Hung	Wood/Painted	Existing To Remain
15	2	2'-0"	5'-0"	Double Hung	Wood/Painted	Existing To Remain
16	M. BEDROOM	7'-0"	4'-0"	Double Hung (3-Bays)	Wood/Painted	Existing To Remain
17	2	2'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain
18	M. BATHROOM	6'-0"	5'-0"	Double Hung (3-Bays)	Wood/Painted	Existing To Remain
19	M. BATH WIC	1'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain
20	BATHROOM #2	2'-0"	3'-0"	Double Hung	Wood/Painted	Existing To Remain
21	2	2'-0"	3'-0"	Double Hung	Wood/Painted	Existing To Remain
22	LAUNDRY	2'-0"	3'-0"	Double Hung	Wood/Painted	Existing To Remain
23	BEDROOM #3	3'-0"	4'-0"	Double Hung	Wood/Painted	Existing To Remain

NOTE:
#1: PROPOSED WINDOWS SHALL BE WOOD WITH WOOD TRIM PAINTED. OPERABLE WINDOWS SHALL HAVE SCREENS

Existing Door Schedule						
Door No.	Location	Width	Height	Style	Frame Material	Notes
MAIN LEVEL						
1	ENTRY/FOYER	3'-0"	7'-0"	Man Door	Wood/Painted	Existing To Remain
BASEMENT LEVEL						
2	STORAGE 'A'	2'-0"	5'-0"	Man Door	Wood/Painted	Existing To Remain
3	INTERIOR STAIRWAY	2'-0"	5'-0"	Man Door	Wood/Painted	Existing To Remain
4	COMMERCIAL KITCHEN	3'-0"	5'-0"	Man Door	Wood/Painted	Existing To Remain
5	2	2'-0"	5'-0"	Man Door	Wood/Painted	Existing To Remain
6	BEDROOM #6	2'-0"	5'-0"	Man Door	Wood/Painted	Existing To Remain

Proposed Door Schedule: Noted w/Red Symbols On Floor Plans						
Door No.	Location	Width	Height	Style	Frame Material	Manufacturer
MAIN LEVEL						
1	KITCHEN	3'-0"	7'-0"	Man Door	Wood/Painted	Single Panel Glass Door
BASEMENT LEVEL						
2	ENTRY	2'-0"	7'-0"	Man Door	Wood/Painted	Single Panel Glass Door

WINDOW & DOOR SCHEDULE



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ARCHITECT LEED AP BD+C
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REVISONS:

SHEET TITLE:
WINDOW/DOOR
SCHEDULE
SIDING DETAIL
WINDOW DETAIL

DRAWN
SHEET:
AP-5/RS
OF